

1/26/23

To: Rich Saltzberg, DRI coordinator, and MVC Commissioners
Re: Stillpoint MV Inc, DRI #279M

Dear Commissioners,

Over the last several decades, I have attended many, many MV commission meetings. I continue to appreciate the dedication and attention that commissioners bring to bear on many different projects. I have seen no difference in the level of review applied to the Stillpoint hearing.

In their 1/10/23 letter to the commission, the applicant refers to 'the few letters of concern that were submitted regarding Stillpoint'. This attempt to marginalize concerns raised during the four months of this public hearing process seeks to diminish the value of this process and does the applicant no credit. The fact remains that many concerns raised in these letters remained unanswered by the applicant during this public hearing

I view the draft LUPC conditions as an extremely good faith attempt to address these concerns.

Throughout this public hearing, I have yet to hear anyone say that they wished Stillpoint anything but well. I too wish them every success. The issue is the math - of people, traffic, nitrogen, as well as the future potential development on the remaining lots owned by the applicant; these are stand alone issues, not simply confined to whether the applicant is allowed to hold weddings. According to the applicant's most recent rebuttal letter in response to LUPC draft conditions, they propose to have between 31,052-39,320 people attending their 'on mission' events each year, and between 19,596 - 22,040 attendees at 'off mission' events each year. This comes to a low estimate of 50,648 people per year, with a high of 61,360 (I allowed for just one each per day of the **unlimited** on and off mission >40 person events proposed by the applicant).

Lastly, the issue of the development restrictions for lots 4.9 and 4.13 should have been finalized by the applicant and in hand before they even applied for the DRI modification. That LUPC attempted to define this within the draft conditions is to their credit. That the applicant is resisting efforts to limit future development on these lots is worrying.

Thank you,
Prudy Burt

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